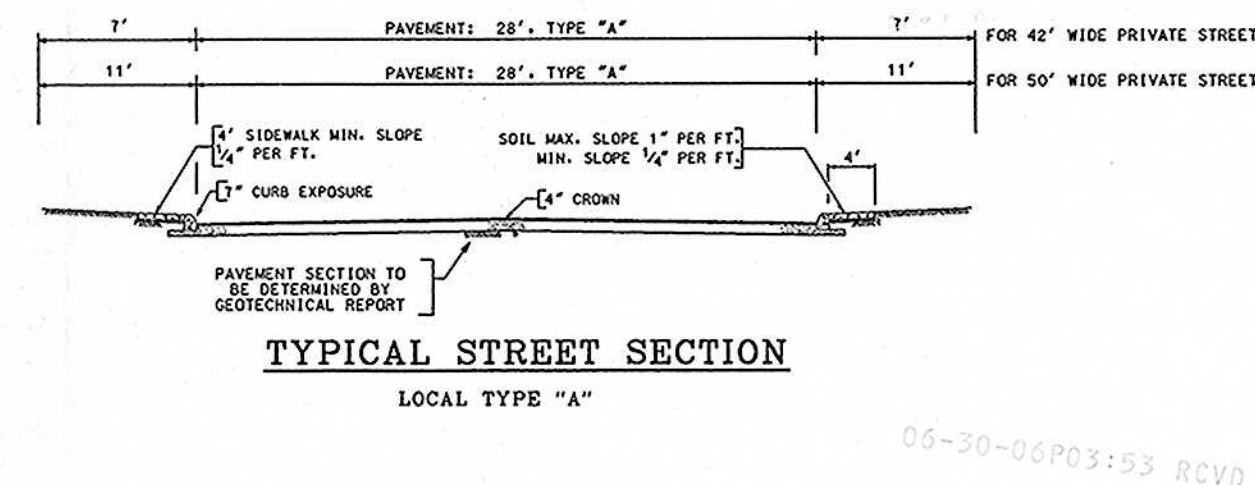
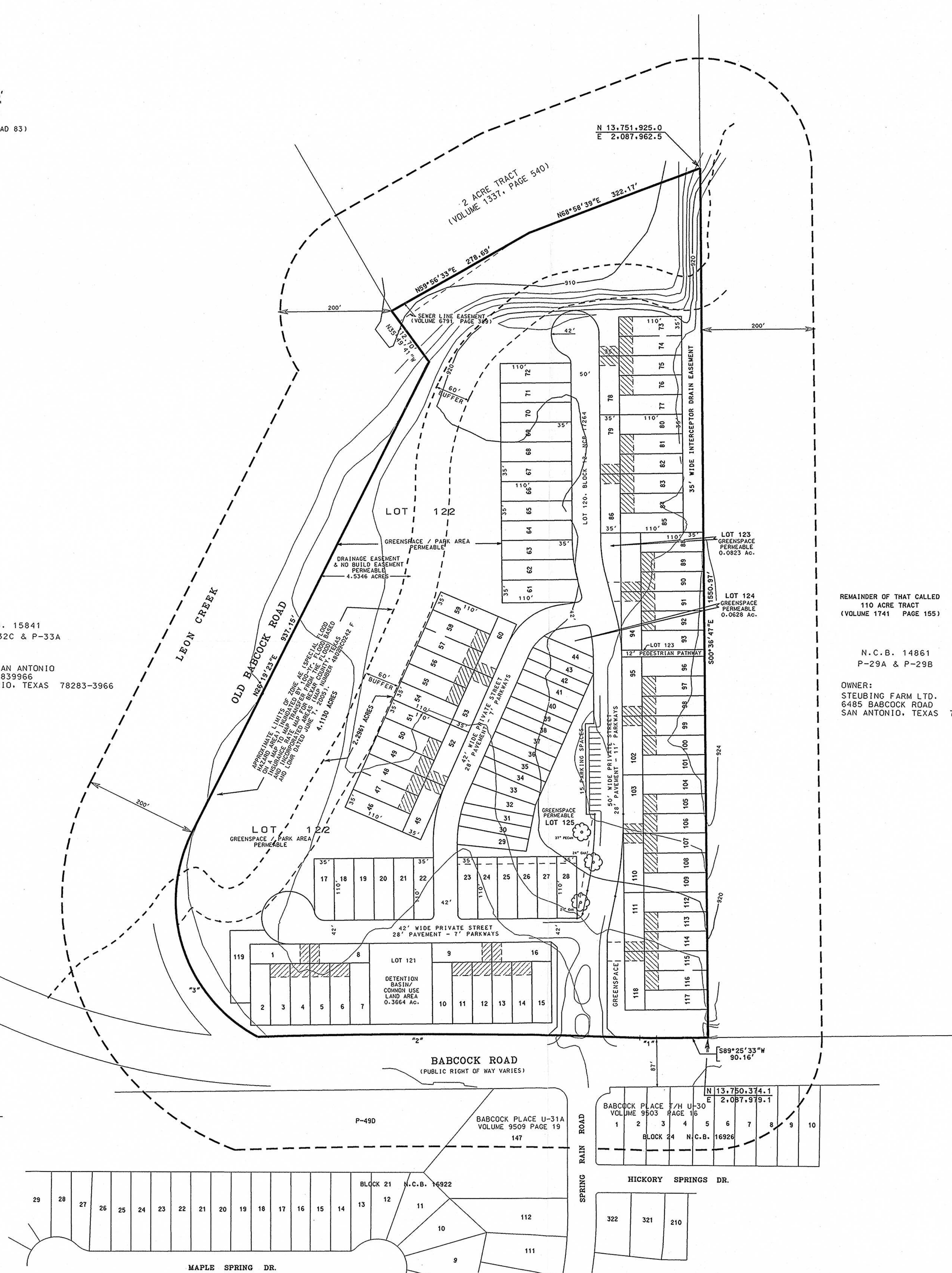


NO.	RADIUS	DELTA	TANGENT	LENGTH
1	657.00' CB = N8° 02' 34" W	02° 34' 43" 9° 21' 16" W	14.79' CD = 29.57'	29.57'
2	1004.00' CB = N8° 59' 00" W	03° 50' 12" 9° 59' 00" W	336.38' CD = 672.51'	672.51'
3	276.06' CB = N1° 38' 39" W	87° 46' 25" 3° 38' 39" W	265.54' CD = 382.75'	422.91'



- NOTES:**
1. THIS PROPERTY IS OVER THE EDWARDS RECHARGE ZONE.
WE HAVE CALCULATED AN IMPERVIOUS COVER RATIO OF 29.87% FOR THE PROPOSED DEVELOPMENT, INCLUDING STREET PAVEMENT, CURBS, INSIDE-THE-LOT DRIVEWAYS AND WALKWAYS, AND ROOF TOPS. THIS IS SLIGHTLY DIFFERENT THAN THE "OPEN SPACE" CALCULATION SHOWN BELOW BECAUSE FOR "OPEN SPACE" WE DEDUCTED THE ENTIRE STREET RIGHT-OF-WAY AREA.
 2. WATER SERVICE TO BE PROVIDED BY SANVS.
 3. SANITARY SEWER SERVICE TO BE PROVIDED BY SANVS.
 4. GAS AND ELECTRIC TO BE PROVIDED BY CPS.
 5. TELEPHONE SERVICE TO BE PROVIDED BY AT&T TEXAS.
 6. CABLE TV SERVICE TO BE PROVIDED BY TIME WARNER CABLE.
 7. INTERSECTION SITE DISTANCE TO COMPLY WITH THE 2001 AASHTO GUIDELINES.
 8. DEVELOPER RESERVES THE RIGHTS TO ALTER NUMBER OF UNITS AND TO REVISE THE LIMITS OF UNITS WITHOUT PUD PLAN AMENDMENT.
 9. A. CONVEY LOT'S COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-506 (d)(5) OF THE UNIFIED DEVELOPMENT CODE.
 10. SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION 21-35-506(g.)
 11. THIS PROPERTY IS INSIDE OF CITY LIMITS.
 12. PEDESTRIAN EASEMENTS SHALL BE PROVIDED AT THE PLATTING STAGE FOR CONSTRUCTION OF SIDEWALKS ON PRIVATE STREETS.
 13. PROPERTY ZONED PUD RM4 ERZD.

SPECIAL NOTES:

1. "THE FLOODPLAIN LIMITS ON THIS PLANNED UNIT DEVELOPMENT PLAN (PUD) ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS PLANNED UNIT DEVELOPMENT PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 35-B119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE."

CONTINENTAL HOMES OF TEXAS, L.P.
A TEXAS LIMITED PARTNERSHIP
CHTEX OF TEXAS, INC.
A DELAWARE CORPORATION, ITS SOLE GENERAL PARTNER
DULY AUTHORIZED AGENT: TIMOTHY D. PRUSKI, ASSISTANT SECRETARY

ENGINEER

THE ABBEY P.U.D.		
Density and Open Space Ratios		
Number of Single Family Lots	=	103 Lots
Number of Townhouses	=	16 Lots
Base Zoning District	PUD	R4M ERZD
Maximum Density Allowed	=	7
Proposed Density	=	5 units per acre
Minimum Required Percentage of Open Space	=	35%
Proposed Percentage of Open Space	=	66%
Total Space	=	1,031,788 S.F.
Total Acreage	=	23.69 acres

Occupied Space 348,125 S.F. (33.7 %)	129,295 S.F.	Street R.O.W.'s (Private)
	104,010 S.F.	Driveways, sidewalks, & common area access drives
	NA	Drain R.O.W.
	NA	Outdoor Storage Areas
	NA	Mechanical Equipment
	NA	Parking
	114,820 S.F.	House Slabs (includes garages)

Net Open Space	=	683,663 S.F.
Total Space	+ 1,031,788 S.F.	
Open Space Ratio	=	0.66

PvD # 06-013

APPROVED
PLANNED UNIT DEVELOPMENT

PLANNING COMMISSION
CITY OF SAN ANTONIO

Chairman: [Signature] Date: 7/12/06
Secretary: [Signature] Date: 7/12/06

LEGAL DESCRIPTION

BEING 23.6866 ACRES OF LAND OUT OF THAT CALLED 24.272
ACRE TRACT AS RECORDED IN VOLUME 7337 PAGE 1396 OF
THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR
COUNTY, TEXAS, SITUATED IN THE ANSELMO PRU SURVEY
No. 20, ABSTRACT No. 574, IN THE CITY OF SAN ANTONIO,
BEXAR COUNTY, TEXAS.

DEVELOPER / OWNER

CONTINENTAL HOMES OF TEXAS, L.P.
BY: CHTEX OF TEXAS, INC.
211 N. LOOP 1604 E. SUITE 130
SAN ANTONIO, TEXAS 78232
TELEPHONE No. (210) 496-2668

MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS



THE ABBEY
PLANNED UNIT DEVELOPMENT
No. 06-013

DESIGN		REVISIONS		DESCRIPTION		BY	
DRAWN		DATE	NO.				
R. A. L.							
P. A. E.							
CHECKED							
DATE		MAR. 23, 2008					
JOB NO.		1-9254					
SHEET		1 of 1					



A memo from the
CITY of SAN ANTONIO
Development Services
Master Development

TO: Robert Liesman

DATE: July 12, 2006

Address: 1035 Central Pkwy North
San Antonio, TX 78232

FROM: Michael O. Herrera, Special Projects Coordinator

COPIES TO: File

SUBJECT: PUD# 06-013

Name: The Abbey, PUD

The plat or plan referenced above was heard by the ☒ Planning Commission

☐ Director of Development Services

on the date shown.

The following action was taken:

☒ APPROVED With Conditions

☐ DISAPPROVED

A plat will not be recorded pending site improvements, the required guarantee is posted or payment of impact fees are paid (or filed).

Approved with the following Conditions:

CONDITIONS:

- The dedicatory instrument(s) (Legal Instrument) for common areas and facilities must be approved by the City Attorney as to legal form prior to any plat recordation and shall be recorded at the same time as the plat. UDC 35-344(i)
- **DSD – Traffic Impact Analysis & Streets** The PUD Plan shall comply with the following:

1. UDC 35-502 (A) (9) Roadways
2. UDC 35-506 (Q) Sidewalks
3. All access shall provide clear sight distance.

- **SAWS Aquifer Protection and Evaluation** will require the following pursuant to the Aquifer Protection Ordinance No. 81491, for Plat Certification.

1. 100 year Flood Plain Shown and Buffering (if applicable)
2. Significant Recharge Features and Buffering (if applicable)
3. Category Letter for All Site Specific Plats (if Category 2 or 3, an Aquifer Protection Plan is required) (if applicable)

Additionally a Water Pollution Abatement Plan or Contributing Zone Plan must be submitted to and approved by the Texas Commission on Environmental Quality (TCEQ) prior to construction.

Additional Comments:

According to the Water Quality Ordinance # 81491, Section 34-913, buffering may be required.

- **Historic:**

- The Texas Sites Atlas indicates that archaeological sites have been previously identified within/nearby the above referenced property. Also, the property may contain other sites, some of which may be significant. The project area is adjacent to Leon Creek, a drainage that is known to contain significant archaeological sites including prehistoric burial sites. Thus, before any work that might affect any sites is begun, we recommend that qualified professionals conduct an archaeological and historical structures investigation of the property.

- **Parks:**

1. The parkland is dedicated to the Home Owners Association
2. A Provision and Maintenance Plan is provided to this department at the time of platting.